



UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

FORMAN HOLT

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Chapter 7 Trustee

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Order Filed on August 20, 2020  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

In Re:

MARK ANTHONY ANDREOTTIS, II a/k/a MARK  
ANDREOTTI d/b/a PRAETORIAN INVESTOR  
SERVICES,

Debtor.

Chapter: 7

Case No.: 17-15603 (JKS)

Hearing Date: August 18, 2020

Hearing Time: 10:00 a.m.

**ORDER DISALLOWING CLAIM NOS. 1-1 AND 5-1 FILED BY  
DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC**

The relief set forth on the following page, numbered two (2) is hereby **ORDERED**.

**DATED: August 20, 2020**

A handwritten signature in black ink, appearing to read "J K Sherwood", is written over a horizontal line.

Honorable John K. Sherwood  
United States Bankruptcy Court

Page (2)

Debtor: Mark Anthony Andreottis

Case No. 17-15603 (JKS)

Caption: Order Disallowing Claim Nos. 1-1 and 5-1 filed by Ditech Financial LLC f/k/a  
Green Tree Servicing LLC

**THIS MATTER** having been brought before this Court upon the motion (the “Motion”) of Charles M. Forman, chapter 7 trustee of Mark Anthony Andreottis a/k/a Mark Andreotti d/b/a Praetorian Investor Services, through his attorneys, Forman Holt, for the entry of an Order pursuant to 11 U.S.C. §502(a) and Rule 3007 of the Federal Rules of Bankruptcy Procedure Disallowing Claim Nos. 1-1 and 5-1 filed by Ditech Financial LLC f/k/a Green Tree Servicing LLC (“Claimant”); and the Court having reviewed the pleadings filed and considered the opposition, if any, and good and sufficient notice having been given; and for good cause shown; it is hereby **ORDERED as follows:**

1. Claim No. 1-1 filed by Claimant be and hereby is disallowed; however, this order shall not affect Claimant’s lien on the real property located at 150 Sixth Street, #3, Hoboken, New Jersey (the “Hoboken Property”). Said lien shall remain a secured lien on the Hoboken Property and shall pass through the bankruptcy case unaffected by the discharge. Claimant may proceed with its state court rights based on the Trustee’s abandonment of the Hoboken Property [D.I. 154 and 159] and pursue its *in rem* rights against the Hoboken Property.

2. Claim No. 5-1 filed by Claimant be and hereby is disallowed; however, this order shall not affect Claimant’s lien on the real property located at 573 Bergen Street, Newark, New Jersey (the “Newark Property”). Said lien shall remain a secured lien on the Newark Property and shall pass through the bankruptcy case unaffected by the discharge. Claimant may proceed with its state court rights based on the Order Granting Motion for Relief From Stay entered on January 18, 2018 [D.I. 118] and pursue its *in rem* rights against the Newark Property.

## Imaged Certificate of Notice Page 3 of 4

United States Bankruptcy Court  
District of New JerseyIn re:  
Mark Anthony Andreottis, II  
DebtorCase No. 17-15603-JKS  
Chapter 7**CERTIFICATE OF NOTICE**

District/off: 0312-2

User: admin  
Form ID: pdf903Page 1 of 2  
Total Noticed: 1

Date Rcvd: Aug 20, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Aug 22, 2020.

db +Mark Anthony Andreottis, II, USP Lewisburg, Post Office Box 1000,  
Lewisburg, PA 17837-1000Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.****Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Aug 22, 2020

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on August 20, 2020 at the address(es) listed below:

Aleisha Candace Jennings on behalf of Creditor OCWEN LOAN SERVICING LLC ajennings@rasflaw.com  
 Alexandra T. Garcia on behalf of Creditor Ditech Financial LLC NJECFMAIL@mwc-law.com,  
 nj-ecfmail@ecf.courtdrive.com  
 Alexandra T. Garcia on behalf of Creditor Ditech Financial LLC fka Green Tree Servicing LLC  
 NJECFMAIL@mwc-law.com, nj-ecfmail@ecf.courtdrive.com  
 Alexandra T. Garcia on behalf of Creditor DITECH FINANCIAL NJECFMAIL@mwc-law.com,  
 nj-ecfmail@ecf.courtdrive.com  
 Andrew L. Spivack on behalf of Creditor Ditech Financial LLC fka Green Tree Servicing LLC  
 nj.bkecf@fedphe.com  
 Andrew L. Spivack on behalf of Creditor Ditech Financial LLC nj.bkecf@fedphe.com  
 Andrew L. Spivack on behalf of Creditor DITECH FINANCIAL nj.bkecf@fedphe.com  
 Carrie J. Boyle on behalf of Debtor Mark Anthony Andreottis, II cboyle@b-vlaw.com,  
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 Charles M. Forman cforman@formanlaw.com,  
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 Charles M. Forman on behalf of Trustee Charles M. Forman cforman@formanlaw.com,  
 lcapasso@formanlaw.com; cforman@iq7technology.com; ecf.alert+Forman@titlexi.com  
 David J. Finkler on behalf of Creditor Travelers Insurance Co. DFinkler.LawDJF@verizon.net,  
 finklerdr93613@notify.bestcase.com  
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 Denise E. Carlon on behalf of Creditor PNC Bank NA dcarlon@kmlawgroup.com,  
 bkgroup@kmlawgroup.com  
 Eamonn O'Hagan on behalf of Defendant The United States of America eamonn.ohagan@usdoj.gov  
 Jennifer D. Gould on behalf of Creditor 811 Willow Ave Condo Assoc. jgould@stark-stark.com,  
 mdepietro@stark-stark.com  
 Jonathan C. Schwalb on behalf of Creditor SN Servicing Corporation  
 bankruptcy@friedmanvartolo.com  
 Kim R. Lynch on behalf of Plaintiff Charles M. Forman, as Chapter 7 Trustee  
 klynch@formanlaw.com, kanema@formanlaw.com  
 Kim R. Lynch on behalf of Trustee Charles M. Forman klynch@formanlaw.com, kanema@formanlaw.com  
 Laura M. Egerman on behalf of Creditor Ditech Financial LLC bkyecf@rasflaw.com,  
 bkyecf@rasflaw.com; legerman@rasnj.com  
 Laura M. Egerman on behalf of Creditor Ditech Financial LLC fka Green Tree Servicing LLC  
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 bkyecf@rasflaw.com; legerman@rasnj.com  
 Meaghan Tuohy on behalf of Creditor 811 Willow Ave Condo Assoc. meaghan@2eklaw.com,  
 G19176@notify.cincompass.com  
 Michael A. Artis on behalf of U.S. Trustee U.S. Trustee michael.a.artis@usdoj.gov

District/off: 0312-2

User: admin  
Form ID: pdf903

Page 2 of 2  
Total Noticed: 1

Date Rcvd: Aug 20, 2020

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system (continued)

Miriam Rosenblatt on behalf of Creditor OCWEN LOAN SERVICING LLC miriam.rosenblatt@mhllp.com,  
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Mitchell Malzberg on behalf of Interested Party Kevin Murphy mmalzberg@mjmalzbergglaw.com,  
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mdurkin@durkinlawfirm.com  
Nicholas V. Rogers on behalf of Creditor Ditech Financial LLC fka Green Tree Servicing LLC  
nj.bkecf@fedphe.com  
Nicholas V. Rogers on behalf of Creditor DITECH FINANCIAL nj.bkecf@fedphe.com  
Nicholas V. Rogers on behalf of Creditor Ditech Financial LLC nj.bkecf@fedphe.com  
U.S. Trustee USTPRegion03.NE.ECF@usdoj.gov  
United States Trustee USTPRegion03.NE.ECF@usdoj.gov  
William J. Levant on behalf of Defendant New Jersey Title Insurance Company  
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William J. Levant on behalf of Creditor New Jersey Title Insurance Company  
efile.wjl@kaplaw.com

TOTAL: 35